

Sec. 34-235. Allowable and prohibited uses enumerated.

Allowable uses within each land use district are as follows:

	Land Use/Land Use District									
	<i>A-1</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>CBOD</i>	<i>C-1</i>	<i>CN</i>	<i>I</i>	<i>PUD</i>
Residential	A	A	A	A	A	A	P	A	P	A
Institutional	A	A	P	A	A	A	A	A	A	A
Outdoor recreational	A	A	P	A	A	A	A	A	P	A
Professional service and office	P	A	P	A	A	A	A	A	P	A
Neighborhood commercial	A	P	P	P	P	A	A	A	P	A
General commercial	P	P	P	P	P	A	A	P	P	A
Public service	A	A	P	P	P	A	A	A	A	A
Utilities	A	A	A	A	A	A	A	A	A	A
Low intensity agriculture	A	A	P	A	A	A	P	P	P	P
General agriculture	A	A	P	P	P	A	P	P	P	P
Silvicultural	A	A	P	P	A	A	P	P	P	A
Industrial	P	P	P	P	P	P	P	P	A	P
Mining	A	P	P	P	P	P	P	P	A	P

Notes:	A - Allowed use, must meet all applicable development and compatibility standards.
	P - Prohibited use

(Ord. of 7-20-1994, § 3.04)

Sec. 34-236. Dwelling unit types for residential use.

Dwelling unit types for residential use are as follows:

Land Use	Land Use Districts									
	<i>A-1</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>CBOD</i>	<i>C-1</i>	<i>CN</i>	<i>I</i>	<i>PUD</i>
Residential (SF)	A	A	A	A	A	A	P	A	P	A
Residential (Dup.)	A	A	P	A	A	A	P	A	P	A
Residential (MF)	A	A	P	A	A	A	P	A	P	A
Residential (mfg. housing)	A	A	P	A	A	P	P	A	P	A
Manufactured housing parks	P	P	P	P	A	P	P	A	P	A
Recreational vehicle parks	A	A	P	P	P	A	A	P	P	A

Notes: This table indicates where certain housing types are allowed. The abbreviations for and certain requirements relating to those housing types are as follows: "SF" means single-family dwelling; "Dup" means duplex; "MF" means multifamily dwelling; "mfg. housing" means manufactured housing. A modular home is classified as a single-family residential structure. Compatibility standards for manufactured homes are listed in section 34-476(a). Other (non-compatible) manufactured homes and mobile homes built before June 15, 1976, are listed in section 34-476(b).

(Ord. of 7-20-1994, § 3.05)

Sec. 34-263. Development standards.

Development standards are as follows:

Table of Development Standards
Area, Setback and Height Requirements

District	Minimum Lot Size Per Dwelling Unit	Required Road Frontage First Dwelling Unit (ft)	Side Setback (ft)	Rear Setback (ft)	Front Setback from Center Line of County Roads (ft)	Front Setback from R/W State and Federal Highways (ft)	Maximum Building Height
A-1	5 acre	100	15	15	60	35	50
R-A	1 acre	100	15	15	60	35	50
R-1	15,000 sq. ft.	100	15	15	60	35	50
R-2	15,000 sq. ft.	100	15	15	60	35	50
R-3	15,000 sq. ft.	75	15	15	60	35	50
C-1			15	15	60	35	50
CN			15	15	60	35	50
I-1			15	15	60	35	50
PUD	See additional requirements in section 34-239.						
CBOD	See requirements in Chickamauga Battefield Corridor Overlay District Ordinance.						

* If property is to be divided with a shared private, right-of-way, or easement, the lots must be a minimum of 5 acres each.

** Or if septic systems will be needed, the regulations of the Health Department must be met, whichever is greater. If on well water, minimum lot size is 1 acre.
(Ord. of 7-20-1994, § 4.02)